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M3/B16
RA
91/25

CENTRAL BOSTON

POPULATION & HOUSING PROFILE

U.S. CENSUS STF1, 1990

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Boston Redevelopment Authority
Policy Development & Research Department

Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst

November 1, 1991

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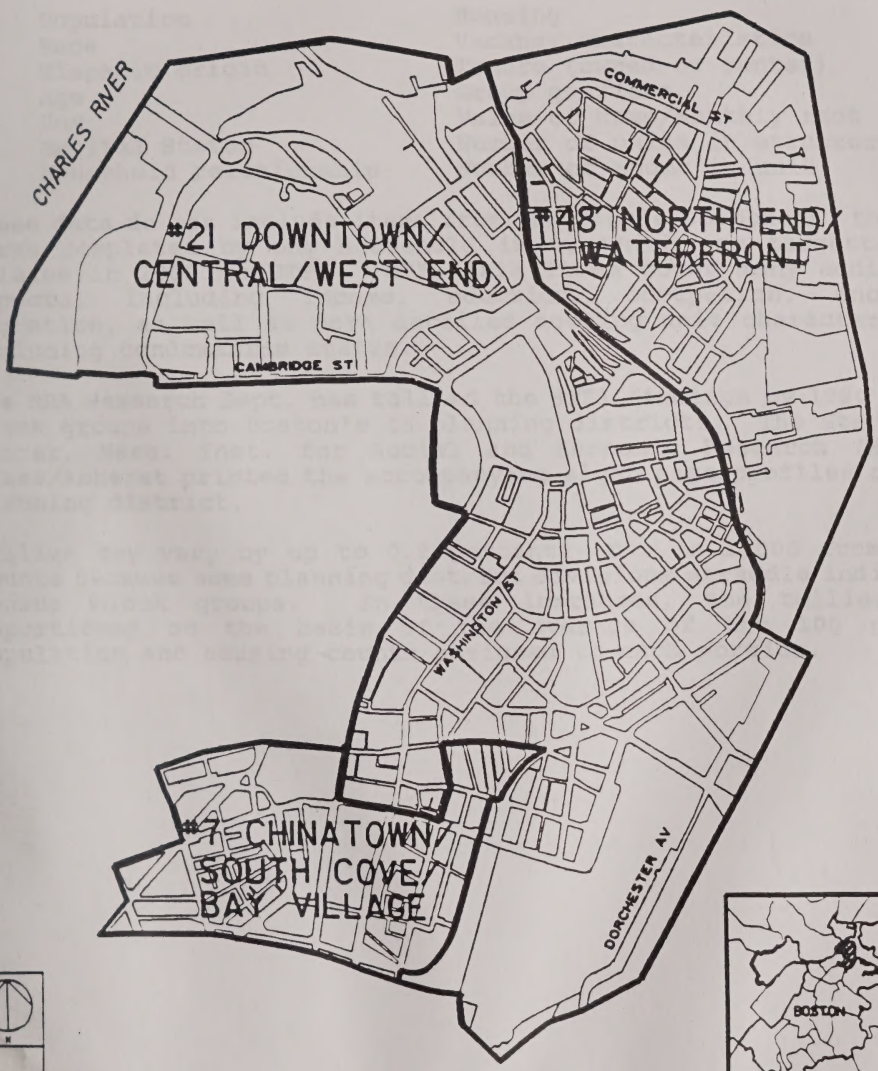
PLANNING DISTRICT #4
CENTRAL
AND NEIGHBORHOOD STATISTICAL AREAS



STF1 Explanatory Note

The 1990 U.S. Census has released STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	**Housing**
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targetted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, eduction, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Research Dept. has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. The State Data Center, Mass. Inst. for Social and Economic Research (MISER), UMass/Amherst printed the accompanying eight page profiles of each planning district.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

REPORT #91-13
Area Name: Central
State:MA

Profile 1 - General Characteristics of the Population
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P1. Persons/Area/Density

Total Persons	21,625
Total Area (sq.miles)	
Land Area	
Water Area	
Population Density: Persons per square mile of Land area	

P5. Sex
(Universe: Persons)

	Number	PCT
Total	21,625	100.0%
Female	10,904	50.4%
Male	10,722	49.6%

P7. Race
(Universe: Persons)

	Number	PCT
Total	21,625	100.0%
White	16,464	76.1%
Black	662	3.1%
American Indian, Eskimo, or Aleut	35	0.2%
American Indian	28	0.1%
Eskimo	5	0.0%
Aleut	2	0.0%
Asian or Pacific Isl.	4,317	20.0%
Asian	4,308	19.9%
Chinese	3,924	18.1%
Filipino	35	0.2%
Japanese	147	0.7%
Asian Indian	51	0.2%
Korean	38	0.2%
Vietnamese	49	0.0%
Cambodian	0	0.0%
Hmong	0	0.0%
Laotian	0	0.0%
Thai	46	0.2%
Other Asian	18	0.1%
Pacific Islander	11	0.1%
Polynesian	10	0.0%
Hawaiian	8	0.0%
Samoan	2	0.0%
Tongan	0	0.0%
Other Polynesian	0	0.0%
Micronesian	1	0.0%
Guamanian	1	0.0%
Other Micronesian	0	0.0%
Melanesian	0	0.0%
Pacific Isl., Other	0	0.0%
Other Race	147	0.7%

P6/8/10. Race and Hispanic Origin (Universe: Persons)

	Total Persons		Not Of Hispanic Origin		Hispanic Origin	
	Number	PCT	Number	PCT	Number	PCT
Total	21,625	100.0%	20,911	100.0%	714	100.0%
White	16,464	76.1%	15,975	76.4%	489	68.5%
Black	662	3.1%	616	2.9%	46	6.4%
American Indian, Eskimo or Aleut	35	0.2%	27	0.1%	8	1.1%
Asian or Pacific Islander	4,317	20.0%	4,285	20.5%	32	4.5%
Other Race	147	0.7%	8	0.0%	139	19.5%

P9. Hispanic Origin (Universe: Persons)

	Number	PCT
Total	21,625	100.0%
Not of Hispanic Origin	20,911	96.7%
Hispanic Origin	714	3.3%
Mexican	77	0.4%
Puerto Rican	202	0.9%
Cuban	41	0.2%
Other Hispanic	394	1.8%

P28. Group Quarters (Universe: Persons In GQ)

	Number	PCT
Total in Group Quarters	1,626	100.0%
Persons in Institutions:	479	29.5%
Correctional Insts.	313	19.2%
Nursing Homes	137	8.4%
Mental (Psychiatric) Hospitals	29	1.8%
Juvenile Institutions	0	0.0%
Other Institutions	0	0.0%
Other Persons In Group Qtrs	1,147	70.5%
College Dormitories	95	5.8%
Military Dormitories	536	33.0%
Emergency Shelters For Homeless	252	15.5%
Visible in Street Locales	33	2.0%
Other Non-Institutional Group Quarters	231	14.2%

M3->7. Median Age by Race/Hisp Orig and Sex
(Universe: Persons)

	Total	Female	Male
Total	35.70	33.20	35.60
White			
Black			
Amer Ind, Esk, Aleut			
Asian or Pac.Islander			
Other			
Hispanic Origin			

P11/12. Persons by Sex by Age
(Universe: Persons)

Age	Total	Female	Male
Total	21,625	10,904	10,722
Under 1	127	68	58
1 - 2	288	147	142
3 - 4	212	116	95
5	84	37	47
6	58	31	27
7 to 9	199	111	88
10 - 11	152	70	82
12 - 13	162	76	86
14	74	33	42
15	88	52	36
16	84	41	43
17	110	41	69
18	150	66	84
19	181	66	115
20	260	117	141
21	334	136	197
22 - 24	1,856	999	857
25 - 29	3,449	1,720	1,732
30 - 34	2,561	1,218	1,342
35 - 39	1,806	812	994
40 - 44	1,529	720	810
45 - 49	1,156	536	620
50 - 54	995	464	532
55 - 59	986	459	528
60 - 61	437	214	222
62 - 64	611	311	299
65 - 69	1,038	562	475
70 - 74	898	537	361
75 - 79	841	525	316
80 - 84	517	335	181
85 & over	384	284	100

REPORT #91-14
Area Name: Central
State:MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons)
All Persons: 21,625 All Females: 10,904 All Males: 10,722

Age	White Total	White Female	Black Total	Black Female	Am.Ind/Esk/Aleut Total	Am.Ind/Esk/Aleut Female	Asian/Pac Isl. Total	Asian/Pac Isl. Female	Other Race Total	Other Race Female
Total	16,464	8,451	662	200	35	9	4,318	2,192	147	52
Under 1	86	46	5	5	0	0	35	17	0	0
1 - 2	143	67	14	7	0	0	129	72	3	1
3 - 4	94	59	11	3	0	0	105	54	1	0
5	36	15	5	2	0	0	42	19	1	1
6	16	7	0	0	0	0	40	23	2	1
7 to 9	79	49	17	4	0	0	101	57	2	1
10 - 11	55	24	6	2	1	1	89	42	1	1
12 - 13	56	24	1	0	0	0	105	52	0	0
14	30	15	1	1	0	0	44	17	0	0
15	36	20	2	2	0	0	50	30	0	0
16	31	12	1	0	0	0	51	29	1	0
17	47	20	11	2	0	0	51	19	1	0
18	68	36	13	1	0	0	68	29	1	0
19	109	37	19	5	0	0	49	24	4	0
20	172	72	20	0	1	0	61	44	4	1
21	230	94	23	5	0	0	74	35	6	2
22 - 24	1,554	876	70	16	4	0	209	101	19	6
25 - 29	2,945	1,488	87	21	9	2	373	196	38	13
30 - 34	2,091	1,019	87	15	3	1	355	171	24	12
35 - 39	1,391	626	67	18	2	1	337	166	9	1
40 - 44	1,177	558	41	12	2	1	302	147	8	2
45 - 49	938	450	29	6	0	0	180	78	9	2
50 - 54	770	366	16	4	1	0	205	92	4	2
55 - 59	734	354	20	7	2	0	229	97	2	1
60 - 61	330	170	7	2	4	1	93	39	2	2
62 - 64	470	229	9	7	3	1	128	74	0	0
65 - 69	810	447	18	8	0	0	206	106	3	1
70 - 74	667	402	25	20	2	0	204	115	0	0
75 - 79	598	385	27	16	0	0	213	122	3	2
80 - 84	395	252	8	6	1	1	112	76	0	0
85 & over	303	232	3	2	0	0	78	50	0	0
Under 65										
0-4	323	172	30	15	0	0	269	143	4	1
5-17	386	186	44	13	1	1	573	288	8	4
5-11	186	95	28	8	1	1	272	141	6	4
12-14	86	39	2	1	0	0	149	69	0	0
15-17	114	52	14	4	0	0	152	78	2	0
18-64	12,979	6,375	508	119	31	7	2,663	1,293	130	44
18-44	9,737	4,806	427	93	21	5	1,828	913	113	37
45-64	3,242	1,569	81	26	10	2	835	380	17	7
Other Age Groups										
16+	15,830	8,125	601	173	34	8	3,578	1,810	138	47
18+	15,752	8,093	589	171	34	8	3,476	1,762	136	47
62+	3,243	1,947	90	59	6	2	941	543	6	3
65+	2,773	1,718	81	52	3	1	813	469	6	3

P13. Hispanic Origin
(Universe: Hisp Persons)

Age	Total	Female
Total	714	265
Under 1	4	3
1 - 2	14	4
3 - 4	13	4
5	4	3
6	4	3
7 to 9	6	3
10 - 11	3	2
12 - 13	6	2
14	1	0
15	1	0
16	5	2
17	7	2
18	7	2
19	14	3
20	13	3
21	23	6
22 - 24	71	27
25 - 29	164	49
30 - 34	99	32
35 - 39	63	18
40 - 44	41	19
45 - 49	33	8
50 - 54	23	12
55 - 59	18	12
60 - 61	12	7
62 - 64	10	7
65 - 69	15	9
70 - 74	17	7
75 - 79	12	7
80 - 84	3	2
85 & over	6	5
Under 65		
0-4	31	11
5-17	37	17
5-11	17	11
12-14	7	2
15-17	13	4
18-64	591	205
18-44	495	159
45-64	96	46
Other Age Groups		
16+	656	239
18+	644	235
62+	63	37
65+	53	30

Report #91-15
Area Name: Central
State:MA

Profile 3 - Household and Family Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P1/2/3/15/17/17A. Persons, Households And Families	
Total Persons	21,625
Persons in Households	19,999
Total Households	11,766
Persons Per Household	1.70
Persons In Families	10,097
Total Families	3,782
Persons Per Family	

P14. Sex by Marital Status (Universe: Persons 15 Years and Over)

	Total	PCT	Female	PCT	Male	PCT
Total Persons	20,266	100.0%	10,214	100.0%	10,052	100.0%
Never Married	9,921	49.0%	4,668	45.7%	5,253	52.3%
Now Married, Except Separated	6,780	33.5%	3,203	31.4%	3,577	35.6%
Separated	386	1.9%	154	1.5%	232	2.3%
Widowed	1,693	8.4%	1,395	13.7%	298	3.0%
Divorced	1,486	7.3%	794	7.8%	692	6.9%

P15. Household Type and Relationship (Universe: Persons)

	Persons	PCT
Total	21,625	100.0%
In Households	19,999	92.5%
In Family Households	10,286	47.6%
Householder	3,782	17.5%
Spouse	2,935	13.6%
Child	2,686	12.4%
Natural-Born/Adopted	2,653	12.3%
Step	33	0.2%
Grandchild	90	0.4%
Other Relatives	604	2.8%
Non-Relatives	189	0.9%
In NonFamily Households	9,714	44.9%
Householder Liv. Alone	6,504	30.1%
Householder Not Alone	1,480	6.8%
Non-Relatives	1,730	8.0%
In Group Quarters	1,626	7.5%
Institutionalized	479	2.2%
Others in Group Quarters	1,147	5.3%

P21. Household Type and Relationship (Universe:Persons Under 18)

	Persons	PCT
Total	1,638	100.0%
In Households	1,594	97.3%
Householder or Spouse	3	0.2%
Own Child	1,479	90.3%
In Married Couple Family	1,242	75.8%
In Other Family	237	14.5%
Male Householder, No Wife Present	55	3.4%
Female Householder, No Husband Present	182	11.1%
Other Relatives	91	5.6%
Non-Relatives	22	1.3%
In Group Quarters	44	2.7%
Institutionalized	15	0.9%
Other persons in Group Quarters	29	1.8%

P23. Household Type and Relationship (Universe: Persons 65+)

	Persons	PCT
Total	3,678	100.0%
In Households	3,480	94.6%
In Family Households	1,696	46.1%
Householder	913	24.8%
Spouse	562	15.3%
Other Relative	205	5.6%
Non-Relative	16	0.4%
In NonFamily Households	1,782	48.5%
Male Householder	505	13.7%
Living Alone	475	12.9%
Not Living Alone	30	0.8%
Female Householder	1,234	33.6%
Living Alone	1,223	33.3%
Not Living Alone	11	0.3%
Non-Relatives	43	1.2%
In Group Quarters	198	5.4%
Institutionalized	130	3.5%
Others in Group Quarters	68	1.8%

P22. Relationship and Age (Univ.:Persons Under 18)	--All--	Persons In Households				Persons In Group Quarters		
	Total	Total	Own Child	Other Relative	NonRelatives	Total	Institutional	Other
Under 18	1,638*	1,595*	1,479	91	22	44	15	28
Under 3 years	415	402	371	24	7	13	0	13
3 to 4 years	212	207	194	10	3	4	0	4
5 years	84	84	81	2	1	1	0	1
6 to 11 years	409	399	369	26	4	10	0	10
12 to 13 years	162	162	154	6	2	0	0	0
14 years	74	74	69	3	2	0	0	0
15 to 17 years	282*	267*	241	20	3	15	15	0
% Under 3 years	25.3%	25.2%	25.1%	26.4%	31.8%	29.5%	0.0%	46.4%
% 3 and 4 years	12.9%	13.0%	13.1%	11.0%	13.6%	9.1%	0.0%	14.3%
% 5 years	5.1%	5.3%	5.5%	2.2%	4.5%	2.3%	0.0%	3.6%
% 6 to 11 years	25.0%	25.0%	24.9%	28.6%	18.2%	22.7%	0.0%	35.7%
% 12 to 13 years	9.9%	10.2%	10.4%	6.6%	9.1%	0.0%	0.0%	0.0%
% 14 years	4.5%	4.6%	4.7%	3.3%	9.1%	0.0%	0.0%	0.0%
% 15 to 17 years	17.2%*	16.7%*	16.3%	22.0%	13.6%	34.1%	100.0%	0.0%

*Includes 3 Householders and Spouses under 18 not shown separately.

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460

Report #91-16
Area Name: Central
State:MA

Profile 4 - Household Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P16.Household Size and Type (Universe: Households)	Households
1 Person	6,504
Male Householder	2,838
Female Householder	3,666
2 or More Persons	5,262
Family Households	3,782
Married Couple Family	2,934
With related children	785
No related children	2,149
Other Family	848
Male Householder,No Wife Pres.	257
With related children	52
No related children	205
Female Householder, No Husband present	591
With related children	155
No related children	436
Non-Family Households	1,480
Male Householder	755
Female Householder	725

P24/25. Households By Household Size/Type by Age of Members (Universe:Households)

	--All Households--		1 Person	2 or More Persons	
Households With:	Total	PCT	Household	Family	NonFamily
1 or more Persons 60 Years & over	3,542	30.1%	2,076	1,381	85
No Persons 60 Years and over	8,224	69.9%	4,428	2,401	1,395
1 or more Persons 65 Years & over	2,811	23.9%	1,698	1,062	51
No Persons 65 Years and over	8,956	76.1%	4,806	2,721	1,429

P27. Household Type and Household Size (Universe: Households)

	---- All Households ----			---- Family ----		--- NonFamily ---	
	Total	Pct	Cum.Pct	Total	Pct	Total	Pct
1 Person	6,504	55.3%	55.3%	N/A	N/A	6,504	81.5%
2 Persons	3,535	30.0%	85.3%	2,256	59.7%	1,279	16.0%
3 Persons	934	7.9%	93.3%	767	20.3%	167	2.1%
4 Persons	500	4.2%	97.5%	475	12.6%	25	0.3%
5 Persons	190	1.6%	99.1%	182	4.8%	8	0.1%
6 Persons	70	0.6%	99.7%	69	1.8%	1	0.0%
7 or more Persons	34	0.3%	100.0%	33	0.9%	1	0.0%
Total Households	11,766	100.0%	----	3,782	100.0%	7,985	100.0%

P19/20. Race/Hispanic Origin of Householder by Household Type

(Universe:Households)	Total	Pct	White	Pct	Black	Pct	Amer.Ind/Esk. Aleut	Pct	Asian or Pac.Isl.	Pct	Other Race	Pct	Hispanic Origin	Pct
Family Households	3,782	100.0%	2,681	100.0%	46	100.0%	6	100.0%	1,032	100.0%	17	100.0%	100	100.0%
Married Couple Fam	2,934	77.6%	2,022	75.4%	22	47.8%	4	66.7%	874	84.7%	12	70.6%	67	67.0%
With Rela. Child	785	20.8%	367	13.7%	8	17.4%	1	16.7%	404	39.1%	5	29.4%	25	25.0%
No Related Child	2,149	56.8%	1,655	61.7%	14	30.4%	3	50.0%	470	45.5%	7	41.2%	42	42.0%
Other Family	848	22.4%	659	24.6%	24	52.2%	2	33.3%	158	15.3%	5	29.4%	33	33.0%
Male Householder														
No Wife present	257	6.8%	177	6.6%	5	10.9%	1	16.7%	71	6.9%	3	17.6%	7	7.0%
With Rela. Child	52	1.4%	28	1.0%	3	6.5%	1	16.7%	20	1.9%	0	0.0%	2	2.0%
No related Child	205	5.4%	149	5.6%	2	4.3%	0	0.0%	51	4.9%	3	17.6%	5	5.0%
Female Householder														
No Husb present	591	15.6%	482	18.0%	19	41.3%	1	16.7%	87	8.4%	2	11.8%	26	26.0%
With Rela. Child	155	4.1%	107	4.0%	11	23.9%	0	0.0%	36	3.5%	1	5.9%	9	9.0%
No Related Child	436	11.5%	375	14.0%	8	17.4%	1	16.7%	51	4.9%	1	5.9%	17	17.0%
NonFamily Households	7,984	100.0%	7,089	100.0%	185	100.0%	9	100.0%	669	100.0%	32	100.0%	162	100.0%
H.H. Living Alone	6,504	81.5%	5,715	80.6%	165	89.2%	8	88.9%	593	88.6%	23	71.9%	131	80.9%
H.H. Not Liv. Alone	1,480	18.5%	1,374	19.4%	20	10.8%	1	11.1%	76	11.4%	9	28.1%	31	19.1%

P18. Age of Household Members By Household Type

(Universe: Households)	Total	Pct	With Persons Under 18	Pct	Without Persons Under 18	Pct
Family Households	3,782	100.0%	996	100.0%	2,786	100.0%
Married-Couple Family	2,934	77.6%	789	79.2%	2,145	77.0%
Other Family	848	22.4%	207	20.8%	641	23.0%
Male Householder, No Wife Present	257	6.8%	52	5.2%	205	7.4%
Female Householder, No Husband Present	591	15.6%	155	15.6%	436	15.6%
NonFamily Households	7,984	100.0%	6	100.0%	7,978	100.0%
Male Householder	3,593	45.0%	6	100.0%	3,587	45.0%
Female Householder	4,391	55.0%	0	0.0%	4,391	55.0%

P26. Household Type (Universe: Households)

All Households	11,765
Households with 1 or More Non-Relatives	1,609
Households with No Non-Relatives	10,156

Report #91-17
Area Name: Central
State:MA

Profile 5 - Housing Unit Characteristics and Tenure
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H4. Urban and Rural
(Universe: Housing Units)

	Units
All Housing Units	13,361
Urban	0
Inside Urbanized Areas	0
Outside Urbanized Areas	0
Rural	0
Not Defined for This File	13,361

H1/2/3/5. Housing Units by Tenure and Vacancy
(Universe: Housing Units)

	Housing Units	Pct
All Housing Units	13,361	100.0%
Occupied	11,766	88.1%
Owner Occupied	2,554	19.1%
Renter Occupied	9,212	68.9%
Vacant	1,596	11.9%
For Rent	800	6.0%
For Sale Only	225	1.7%
Rented or Sold, Not Occupied	53	0.4%
For Seasonal, Recreational Or Occasional Use	182	1.4%
For Migrant Workers	2	0.0%
Other Vacant	333	2.5%

H14/15/16. Average Rooms by Tenure and Vacancy
(Universe: Housing Units)

	Aggregate Rooms	Average Rooms Per Unit
All Housing Units	42,182	3.16
Occupied	37,028	3.15
Owner Occupied	9,784	3.83
Renter Occupied	27,244	2.96
Vacant	5,154	3.23
For Rent	2,418	3.02
For Sale Only	771	3.43
Rented or Sold/Not Occupied	182	3.43
For Seasonal, Recreational Or Occasional Use	646	3.55
For Migrant Workers	2	1.00
Other Vacant	1,135	3.41

H8/9. Tenure by Race of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
All Races	11,767	100.0%	2,554	100.0%	9,212	100.0%
White	9,770	83.0%	2,423	94.9%	7,346	79.7%
Black	231	2.0%	17	0.7%	214	2.3%
American Indian Eskimo or Aleut	15	0.1%	6	0.2%	9	0.1%
Asian or Pacific Islander	1,702	14.5%	108	4.2%	1,594	17.3%
Other Race	49	0.4%	0	0.0%	49	0.5%

H10/11. Hispanic Origin of Householder by Race of Householder and Tenure
(Universe: Occupied Housing Units)

	Not of Hispanic Origin		Hispanic Origin					
	Occupied		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
All Races	11,503	100.0%	263	100.0%	20	100.0%	242	100.0%
White	9,586	83.3%	184	70.0%	19	95.0%	164	67.8%
Black	214	1.9%	16	6.1%	0	0.0%	16	6.6%
Amer.Indian/ Esk./Aleut	12	0.1%	3	1.1%	1	5.0%	2	0.8%
Asian/Pacific Islander	1,687	14.7%	15	5.7%	0	0.0%	15	6.2%
Other Race	4	0.0%	45	17.1%	0	0.0%	45	18.6%

H12. Tenure by Age of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
Total	11,766	100.0%	2,552	100.0%	9,214	100.0%
15 to 24 Years	945	8.0%	57	2.2%	888	9.6%
25 to 34 Years	3,393	28.8%	505	19.8%	2,888	31.3%
35 to 44 Years	2,073	17.6%	606	23.7%	1,467	15.9%
45 to 54 Years	1,368	11.6%	441	17.3%	927	10.1%
55 to 64 Years	1,333	11.3%	445	17.4%	888	9.6%
65 to 74 Years	1,358	11.5%	303	11.9%	1,055	11.4%
75 Years & over	1,296	11.0%	195	7.6%	1,101	11.9%

Report #91-18
Area Name: Central
State:MA

Profile 6 - Housing Unit Characteristics - Persons, Rooms and Tenure
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H17/18. Tenure by Persons In Unit (Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	11,766	100.0%	2,554	100.0%	9,212	100.0%
1 Person	6,504	55.3%	1,301	50.9%	5,203	56.5%
2 Persons	3,534	30.0%	873	34.2%	2,662	28.9%
3 Persons	933	7.9%	218	8.5%	715	7.8%
4 Persons	501	4.3%	106	4.2%	394	4.3%
5 Persons	190	1.6%	40	1.6%	150	1.6%
6 Persons	70	0.6%	9	0.4%	61	0.7%
7 or more Persons	34	0.3%	7	0.3%	27	0.3%

H17A/18A/19/20. Persons in Occupied Housing Units

	Occupied	Owner Occupied	Renter Occupied
Persons	19,999	4,436	15,562
Persons per Unit	44.94	50.85	44.36
Percentage of Persons	100.0%	22.2%	77.8%

H21/22. Tenure by Persons Per Room (Universe: Occupied Housing Units)

Persons Per Room	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
0.50 or Less	7,377	62.7%	1,829	71.6%	5,547	60.2%
0.51 to 1.00	3,515	29.9%	669	26.2%	2,847	30.9%
1.01 to 1.50	247	2.1%	19	0.7%	228	2.5%
1.51 to 2.00	446	3.8%	33	1.3%	415	4.5%
2.01 or More	180	1.5%	4	0.2%	176	1.9%
Total	11,766	100.0%	2,554	100.0%	9,212	100.0%

H13. Rooms (Universe: Housing Units)

	Housing Units	Pct
1 Room	1,591	11.9%
2 Rooms	2,606	19.5%
3 Rooms	4,290	32.1%
4 Rooms	3,084	23.1%
5 Rooms	1,151	8.6%
6 Rooms	397	3.0%
7 Rooms	101	0.8%
8 Rooms	46	0.3%
9 or more Rooms	96	0.7%
Total	13,361	100.0%

H6/7. Boarded-Up Status and Usual Home Elsewhere (Universe: Vacant Housing Units)

	Vacant Units	Pct
Boarded-Up	20	1.3%
Not Boarded-Up	1,576	98.7%
Vacant, Usual Home Elsewhere	334	20.9%
All Other Vacant	1,262	79.1%

H40. Vacancy Status by Duration of Vacancy (Universe: Vacant Housing Units)

	Vacant	Pct	Vacant For Rent	Pct	Vacant For Sale Only	Pct	All Other Vacants	Pct
Total	1,596	100.0%	800	100.0%	225	100.0%	571	100.0%
Less Than 2 Months	584	36.6%	313	39.1%	13	5.8%	258	45.2%
2 to 6 Months	654	41.0%	381	47.6%	92	40.9%	181	31.7%
6 or More Months	358	22.4%	106	13.3%	120	53.3%	132	23.1%

H39. Age of Householder by Meals Included in Rent (Universe: Specified Renter Occupied Housing Units)

	All Ages	Pct	Under 65 Years	Pct	65 Years & Over	Pct
Total	9,212	100.0%	7,058	100.0%	2,154	100.0%
With Cash Rent	9,118	99.0%	6,990	99.0%	2,128	98.8%
Meals Included in Rent	25	0.3%	18	0.3%	7	0.3%
No Meals Included in Rent	9,093	98.7%	6,972	98.8%	2,121	98.5%
No Cash Rent	94	1.0%	68	1.0%	26	1.2%

Report #91-19
Area Name: Central
State:MA

Profile 7 - Financial Characteristics of Housing Units
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H23. Value (Universe: Specified Owner Occupied Housing Units)

	Units	Pct
Specified Owner Occupied	93	100.0%
Less than $15,000	0	0.0%
$ 15,000 to $ 19,999	0	0.0%
$ 20,000 to $ 24,999	0	0.0%
$ 25,000 to $ 29,999	0	0.0%
$ 30,000 to $ 34,999	0	0.0%
$ 35,000 to $ 39,999	0	0.0%
$ 40,000 to $ 44,999	0	0.0%
$ 45,000 to $ 49,999	0	0.0%
$ 50,000 to $ 59,999	0	0.0%
$ 60,000 to $ 74,999	4	4.3%
$ 75,000 to $ 99,999	4	4.3%
$100,000 to $124,999	7	7.5%
$125,000 to $149,999	9	9.7%
$150,000 to $174,999	9	9.7%
$175,000 to $199,999	7	7.5%
$200,000 to $249,999	5	5.4%
$250,000 to $299,999	21	22.6%
$300,000 to $399,999	7	7.5%
$400,000 to $499,999	20	21.5%
$500,000 or more		

H32. Contract Rent (Universe: Specified Renter Occupied Housing Units)

	Units	Pct
Specified Renter Occupied	9,212	100.0%
With Cash rent	9,118	99.0%
Less than $100	226	2.5%
$ 100 to $ 149	725	7.9%
$ 150 to $ 199	395	4.3%
$ 200 to $ 249	363	3.9%
$ 250 to $ 299	279	3.0%
$ 300 to $ 349	329	3.6%
$ 350 to $ 399	294	3.2%
$ 400 to $ 449	370	4.0%
$ 450 to $ 499	414	4.5%
$ 500 to $ 549	506	5.5%
$ 550 to $ 599	447	4.9%
$ 600 to $ 649	562	6.1%
$ 650 to $ 699	382	4.1%
$ 700 to $ 749	531	5.8%
$ 750 to $ 999	1,532	16.6%
$1,000 or more	1,763	19.1%
No Cash Rent	94	1.0%

H24/25/26/27/28. Units and Value by Race and Hispanic Origin of Householder (Universe: Specified Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	93	$ 30,413,976	$ 327,032
White	87	$ 28,901,476	$ 332,201
Black	0		**,***,***
American Indian, Eskimo or Aleut	1	$ 275,000	$ 275,000
Asian or Pacific Islander	5	$ 1,237,500	$ 247,500
Other Race	0		**,***,***
Not of Hispanic Origin	91	$ 29,951,476	$ 329,137
Hispanic Origin	2	$ 462,500	$ 231,250

H23A/23B/23C. Value (Universe: Specified Owner-Occupied Housing Units)

	Value
Lower Value Quartile	$
Median Value	$
Upper Value Quartile	$

H33/34/35/36/37. Units and Contract Rent by Race and Hispanic Origin of Householder (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Units	Aggregate Contract Rent	Average Contract Rent
Total	9,118	$ 5,958,121	$ 653
White	7,268	$ 5,106,932	$ 703
Black	211	$ 111,556	$ 529
American Indian, Eskimo or Aleut	9	$ 6,013	$ 668
Asian or Pacific Islander	1,583	$ 702,547	$ 444
Other Race	46	$ 31,075	$ 676
Not of Hispanic Origin	8,878	$ 5,801,121	$ 653
Hispanic Origin	240	$ 157,001	$ 654

H32A/32B/32C. Contract Rent (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Contract Rent
Lower Contract Rent Quartile	$
Median Contract Rent	$
Upper Contract Rent Quartile	$

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460

Report #91-20
Area Name: Central
State:MA

Profile 8 - Housing Unit Structural Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

H29/43. Units and Value by Units in Structure (Universe: Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	2,554	$ 648,485,850	$ 253,910
Single Unit	113	$ 38,376,477	$ 339,615
1, Detached	38	$ 13,263,977	$ 349,052
1, Attached	75	$ 25,112,500	$ 334,833
Multi Unit	2,400	$ 600,481,873	$ 250,201
2	64	$ 18,051,435	$ 282,054
3 or more	2,336	$ 582,430,438	$ 249,328
Mobile Home or Trailer	0		**,***,***
Other	42	$ 9,627,500	$ 229,226

H30. Vacancy Status (Universe: Vacant Housing Units)

Specified Vacant For Sale Only	2
Specified Vacant For Rent	800
All Other Vacants	795

H31. Price Asked (Universe: Specified Vacant-for-Sale Housing Units)

Aggregate Price Asked	$ 512,500
Average Price Asked	$ 256,250

H38. Rent Asked (Universe: Specified Vacant-for-Rent Housing Units)

Aggregate Rent Asked	$ 631,986
Average Rent Asked	$ 790

H41/42/43. Units in Structure (Universe: Housing Units)

	Total		Vacant		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Total	13,361	100.0%	1,596	100.0%	11,766	100.0%	2,554	100.0%	9,212	100.0%
Single Unit	155	1.2%	13	0.8%	141	1.2%	113	4.4%	28	0.3%
1, Detached	47	0.4%	3	0.2%	43	0.4%	38	1.5%	5	0.1%
1, Attached	108	0.8%	10	0.6%	98	0.8%	75	2.9%	23	0.2%
Multi Unit	13,079	97.9%	1,577	98.8%	11,503	97.8%	2,400	94.0%	9,103	98.8%
2	184	1.4%	15	0.9%	169	1.4%	64	2.5%	105	1.1%
3 or 4	2,294	17.2%	232	14.5%	2,063	17.5%	399	15.6%	1,664	18.1%
5 to 9	2,199	16.5%	239	15.0%	1,960	16.7%	267	10.5%	1,693	18.4%
10 to 19	1,227	9.2%	133	8.3%	1,094	9.3%	192	7.5%	902	9.8%
20 to 49	1,034	7.7%	168	10.5%	866	7.4%	244	9.6%	622	6.8%
50 or more	6,141	46.0%	790	49.5%	5,351	45.5%	1,234	48.3%	4,117	44.7%
Mobile Home or Trailer	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other	129	1.0%	5	0.3%	124	1.1%	42	1.6%	82	0.9%

H43/44. Aggregate and Average Number of Persons by Tenure by Units in Structure (Universe: Persons in Occupied Housing Units)

	Occupied Housing Units		Owner Occupied Housing Units		Renter Occupied Housing Units	
	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons
Total	19,999	1.70	4,436	1.74	15,562	1.69
Single Unit	339	2.40	270	2.39	69	2.46
1, Detached	112	2.60	96	2.53	16	3.20
1, Attached	227	2.32	174	2.32	53	2.30
Multi Unit	19,472	1.69	4,105	1.71	15,367	1.69
2	360	2.13	149	2.33	211	2.01
3 or 4	3,962	1.92	786	1.97	3,176	1.91
5 to 9	3,454	1.76	529	1.98	2,925	1.73
10 to 19	1,871	1.71	287	1.49	1,584	1.76
20 to 49	1,520	1.76	424	1.74	1,096	1.76
50 or more	8,305	1.55	1,930	1.56	6,375	1.55
Mobile Home or Trailer	0	*,***.**	0	*,***.**	0	*,***.**
Other	192	1.55	63	1.50	129	1.57